136.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,497,300 / 1,497,300
					USE VALUE:	1,497,300 / 1,497,300
					ASSESSED:	1,497,300 / 1,497,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENHAM SUSAN/JEFFREY
Owner 2:	
Owner 3:	
Street 1:	42 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON ANNETTE E -
Owner 2:	-
Street 1:	42 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,788 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 2917 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10788.000	657,400	3,300	836,600	1,497,300
Total Card	0.248	657,400	3,300	836,600	1,497,300
Total Parcel	0.248	657,400	3,300	836,600	1,497,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.28 | /Parcel: 513.2

Legal Description

User Acct 87131

GIS Ref

GIS Ref

Insp Date 09/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	597,600	3300	10,788.	836,600	1,437,500	1,437,500	Year End Roll	12/18/2019
2019	101	FV	450,900	3300	10,788.	883,100	1,337,300	1,337,300	Year End Roll	1/3/2019
2018	101	FV	449,900	3300	10,788.	650,700	1,103,900	1,103,900	Year End Roll	12/20/2017
2017	101	FV	450,500	3300	10,788.	622,800	1,076,600	1,076,600	Year End Roll	1/3/2017
2016	101	FV	450,500	3300	10,788.	576,300	1,030,100	1,030,100	Year End	1/4/2016
2015	101	FV	439,700	3300	10,788.	483,400	926,400	926,400	Year End Roll	12/11/2014
2014	101	FV	439,700	3300	10,788.	472,200	915,200	915,200	Year End Roll	12/16/2013
2013	101	FV	439,700	3300	10,788.	449,900	892,900	892,900		12/13/2012

!10534!

PRINT

Date	Time
12/11/20	00:49:46

LAST REV

Date	Time
07/28/20	15:04:57
danam	
10534	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON ANNE	32595-75		3/30/2001	Family	740,000	No	No		
	13370-357		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2020	380	Redo Bat	61,845	C				
10/17/2018	1526	Inter Fi	190,000	O				
9/16/2016	1141	Re-Roof	18,500					
6/29/1999	384	Manual	14,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	Permit Visit	DGM	D Mann
9/29/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	189	PATRIOT
6/12/2001	MLS	MM	Mary M
11/4/1999	Meas/Inspect	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10788		Sq. Ft.	Site		0	90.	0.86	10			View	25					836,593						836,600	

Total AC/HA: 0.24766 | Total SF/SM: 10788 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 836,593 | Spl Credit | Total: 836,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03506672
Const Adj.:	1.00969899
Adj $ / SQ:	130.638
Other Features:	113523
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736960
Depreciation:	79592
Depreciated Total:	657368

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

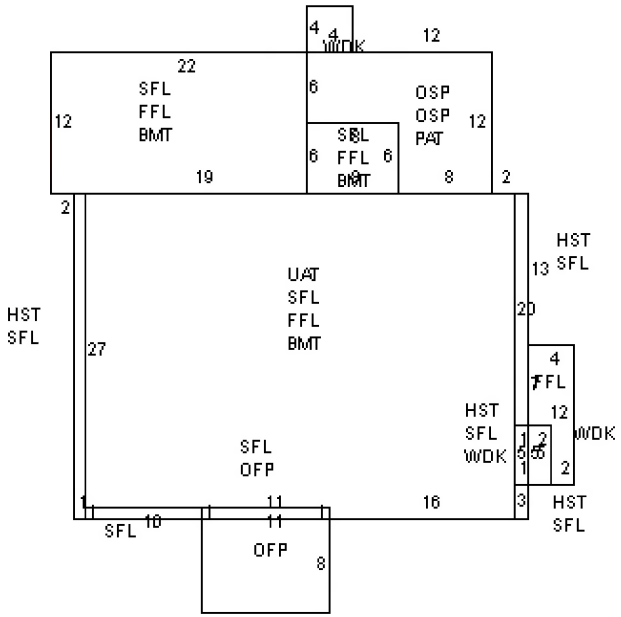
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.75
Special Features:	0	Val/Su Net:	134.99
Final Total:	657400	Val/Su SzAd	241.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,365	130.640	178,321
SFL	Second Floor	1,334	130.640	174,245
BMT	Basement	1,327	39.190	52,007
OSP	Screen Porch	288	24.690	7,111
UAT	Upper Attic	254	81.650	20,718
PAT	Patio	144	4.900	706
OFP	Open Porch	99	33.490	3,315
WDK	Deck	31	16.160	501
	Net Sketched Area:	4,870	Total:	440,582
Size Ad	2726.8	Gross Are	5729	FinArea 2917

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

136.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	F	AV	1940	22.87	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300